



## 2021 ANNUAL DOCKET OF COMPREHENSIVE PLAN AMENDMENTS

June 16, 2021

<b>Project File Number:</b>	<b>LAND-2021-00344   SEPA 2021-00345</b>
<b>Proposal Name:</b>	<b>Affordable Commercial Space - Economic Vitality Element Update</b>
<b>Applicant:</b>	<b>Natural and Built Environments</b>
<b>Staff Contacts:</b>	<b>Beverly Mesa-Zendt</b>

### TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.AE Zoning Code Amendment -Text
- C. RZC 21.76.AF Zoning Code Amendment - Map

### REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

The applicant is proposing an amendment to the Economic Vitality Element to add language that supports the retention of local businesses by creating more affordable commercial space.

<b>RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA</b> (Full staff analysis attached as Attachment A)		<b>MEETS/ DOES NOT MEET</b>	<b>STAFF ANALYSIS</b>
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	Meets	<ul style="list-style-type: none"> <li>Proposal complies with GMA Goals (RCW 36.70A.020)</li> <li>Proposal complies with RCW 36.70A.130- Comprehensive plans–Review procedures and schedules–Amendments and other applicable provisions.</li> <li>Proposal complies with RCW 36.70A.106 which requires notification of Department of Commerce of "intent to adopt" an updated plan or regulations.</li> <li>Proposal complies with applicable provisions of the King Countywide Planning Policies</li> </ul>
2	Consistency with the Comprehensive Plan policies and the designation criteria;	Meets	<p>This proposal is consistent with Existing Economic Vitality Element policies. The amendment will add an additional refinement to the following existing policy:</p> <p><i>EV-12 Evaluate development regulations periodically to:</i> •  <i>Ensure that uses not previously contemplated and that are</i></p>

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			<i>consistent with the intent of the Comprehensive Plan can locate within the city; • Review development standards, timelines and fees to promote predictability and consistency</i>
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	Meets	The amendment would not result in a change to a land use and is intended to strengthen strategies focused on the provision of commercial space.
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;		Not applicable
5	The capability of the land, including the prevalence of critical areas;		Not applicable
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;		Not applicable
7	The proposed amendment addresses significantly changed conditions.		Not applicable

**STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided May 17, 2021 to June 15, 2021. **No comments were received.**

**STAFF RECOMMENDATION**

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Based on the compliance review of the following decision criteria set forth in RZC 21.76.070 Criteria for Evaluation and Action, staff recommends approval of the proposed amendments.

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## TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified as Affordable Commercial-Economic Vitality Element Update and finds the amendments to be consistent with review criteria identified in *RZC 21.76.070 Criteria for Evaluation and Action*. The Technical Committee recommends approval of the proposed amendments.

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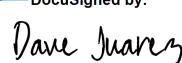
## REVIEWED AND APPROVED BY

DocuSigned by:

  
DA525C34AC764BC...

Carol Helland,  
Planning and Community Development Director

DocuSigned by:

  
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Dave Juarez,  
Public Works Director

## Attachments

- A. Proposed Comp Plan Amendments
- B. SEPA Threshold Determination

**Organization of This Element Introduction**

**A. Land Use Plan and Regulations**

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EV-12 Evaluate development regulations periodically to:

- Ensure that uses not previously contemplated and that are consistent with the intent of the Comprehensive Plan can locate within the city; ~~and~~
- Review development standards, timelines and fees to promote predictability and consistency; ~~and~~
- Support the retention of local businesses by creating opportunities for more affordable commercial space.

EV-13 Encourage opportunities for home-based businesses that are compatible with residential neighborhoods. Limit signs, parking and truck deliveries; manage other potential adverse impacts in order to minimize the negative impacts and maintain the appearance of residential neighborhoods.

**B. Education**

**C. Infrastructure and Financing**

**D. Actions to Be Taken**

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# STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** Affordable Commercial

**SEPA FILE NUMBER:** SEPA-2021-00345

### **PROJECT DESCRIPTION:**

Refinement to the Comprehensive Plan Economic Vitality element which includes an additional policy to EV-12 "Support the retention of local businesses by creating opportunities for more affordable commercial space."

**PROJECT LOCATION:** City wide

**SITE ADDRESS:**

**APPLICANT:** Angela Rozmyn

**LEAD AGENCY:** City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

## CITY CONTACT INFORMATION

**PROJECT PLANNER NAME:** Cameron Zapata

**PHONE NUMBER:** 425-556-2411

**EMAIL:** [czapata@redmond.gov](mailto:czapata@redmond.gov)

## IMPORTANT DATES

### **COMMENT PERIOD**

Depending upon the proposal, a comment period may not be required. An "X" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

**'X'** This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 06/01/2021.**

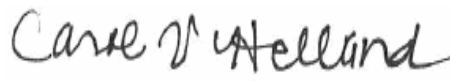
### **APPEAL PERIOD**

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 06/15/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** May 17, 2021

**For more information about the project or SEPA procedures, please contact the project planner.**

**RESPONSIBLE OFFICIAL:** Carol V. Helland  
Planning Director

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** Dave Juarez  
Public Works Director

SIGNATURE: 

**Address:** 15670 NE 85th Street Redmond, WA 98052

**CITY OF REDMOND**  
**ENVIRONMENTAL CHECKLIST**  
**NON-PROJECT ACTION**  
*(Revised May 2018)*

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Review Planner Name:

Cameron Zapata

Date of Review:

4/30/2021

To Be Completed By Applicant	Evaluation for Agency Use Only
<b>A. BACKGROUND</b>	
1. Name of proposed project, if applicable: Affordable Commercial Comprehensive Plan Amendment	CZ
2. Name of applicant: Natural and Build Environements LLC	CZ
3. Address and phone number of applicant and contact person: 450 Central Way Suite 1000 Kirkland WA 98033 425-765-4037	CZ
4. Date checklist prepared: 4/14/2021	CZ
5. Agency requesting checklist: City of Redmond	CZ
6. Give an accurate, brief description of the proposal's scope and nature:	
i. Acreage of the site: Citywide	CZ
ii. Number of dwelling units/ buildings to be constructed: <u>N/A</u>	CZ
iii. Square footage of dwelling units/ buildings being added: <u>N/A</u>	CZ
iv. Square footage of pavement being added: N/A	CZ
v. Use or principal activity:	
vi. Other information:	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>2020-2021 Docket of Comprehensive Plan Amendments</p>	CZ
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	CZ
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Not directly related - prior environmental review for the Redmond Comprehensive Plan:</p> <p>1999 Redmond Comprehensive Plan EIS ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS) FOR REDMOND, WASHINGTON'S 2010-2011 COMPREHENSIVE PLAN UPDATE.</p>	CZ
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	CZ



To Be Completed By Applicant	Evaluation for Agency Use Only
<div data-bbox="240 260 1092 331"><p>11. List any government approvals or permits that will be needed for your proposal, if known.</p></div> <div data-bbox="337 338 1125 590">N/A</div>	<div data-bbox="1169 338 1507 590">CZ</div>
<div data-bbox="240 590 1092 766"><p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p></div> <div data-bbox="337 793 1125 1167"><p>Add affordable commercial policy enhancement below to the Economic Vitality Element:</p><p>Support the retention of local businesses by creating opportunities for more affordable commercial space.</p></div>	<div data-bbox="1169 793 1507 1167">CZ</div>
<div data-bbox="240 1199 1117 1503"><p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist</p></div> <div data-bbox="337 1518 1125 1906">Appropriate non-residential and mixed-use districts citywide.</div>	<div data-bbox="1169 1518 1507 1906">Where the RZC allows commercial uses. CZ</div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>B. <u>SUPPLEMENTAL</u></b></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <div data-bbox="332 680 1123 953" style="background-color: #e0ffe0; padding: 10px;"> <p>This is a Comprehensive Plan policy enhancement. Any zoning or regulatory changes that may be considered in the future, to advance this policy enhancement, will be subject to State Environmental Policy Act review. Any land-use action or development resulting from such change would be subject to state and local environmental protection regulatory review.</p> </div> <p>Proposed measures to avoid or reduce such increases are:</p> <div data-bbox="332 1008 1123 1281" style="background-color: #e0ffe0; padding: 10px;"> <p>N/A</p> </div> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <div data-bbox="332 1375 1123 1600" style="background-color: #e0ffe0; padding: 10px;"> <p>This is a Comprehensive Plan policy enhancement. Any zoning or regulatory changes that may be considered in the future will be subject to State Environmental Policy Act review. Any land-use action or development resulting from such change would be subject to state and local environmental protection review.</p> </div> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <div data-bbox="332 1690 1123 1913" style="background-color: #e0ffe0; padding: 10px;"> <p>N/A</p> </div>	<div data-bbox="1169 680 1505 953" style="background-color: #ffffe0; padding: 10px;"> <p>CZ</p> </div> <div data-bbox="1169 1008 1505 1281" style="background-color: #ffffe0; padding: 10px;"> <p>CZ</p> </div> <div data-bbox="1169 1375 1505 1600" style="background-color: #ffffe0; padding: 10px;"> <p>CZ</p> </div> <div data-bbox="1169 1690 1505 1913" style="background-color: #ffffe0; padding: 10px;"> <p>CZ</p> </div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<div>3. How would the proposal be likely to deplete energy or natural resources?</div> <div>This is a policy enhancement. Any zoning or regulatory changes that may be considered in the future, to advance this policy enhancement, will be subject to State Environmental Policy Act review . Any land-use action or development resulting from such change would be subject to state and local regulations.</div> <div>Proposed measures to protect or conserve energy and natural resources are:</div> <div>N/A</div>	<div>CZ</div> <div>CZ</div>
<div>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</div> <div>This is a policy enhancement. Any zoning or regulatory changes that may be considered in the future, to advance this policy enhancement, will be subject to State Environmental Policy Act review . Any land-use action or development resulting from such change would be subject to state and local critical areas regulations.</div> <div>Proposed measures to protect such resources or to avoid or reduce impacts are:</div> <div>N/A</div>	<div>CZ</div> <div>CZ</div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>This is a policy enhancement. Any zoning or regulatory changes that may be considered in the future, to advance this policy enhancement, will be subject to State Environmental Policy Act review . Any land use action or development resulting from such change would be subject to state and shoreline protection regulations.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>N/A</p>	<p>CZ</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>This is a policy enhancement. Any impact to transportation or public facilities resulting from related land-use actions would be subject to local regulatory requirements and related impact fees.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>N/A</p>	<p>CZ</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>None Identified</p>	<p>CZ</p>

### C. **SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

**Applicant Signature:**

**Angela Rozmyn** Digitally signed by Angela Rozmyn  
Date: 2021.04.16 10:16:22 -07'00'

**Name of Signee:**

Angela Rozmyn

**Position and Agency/Organization:**

Dir of Sustain Dev, Natural and Built Environ

**Relationship of Signer to Project:**

Applicant

**Date Submitted:**

4/16/2021